

December 2003

Click on the desired View Agenda or View Speakers List
for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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14	15	16	17 No Planning Commission Meeting	18 No Planning Commission Meeting	19	20
21	22	23	24 No Planning Commission Meeting County Holiday (1/2 day)	25 No Planning Commission Meeting County Holiday	26	27
28	29	30	31 No Planning Commission Meeting			
Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of December will begin at 8:15 pm.						

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, December 3, 2003

Posted: 6/16/03
Revised: 12/4/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ADMINISTRATIVE ITEMS

<u>Item</u>	<u>PC Action</u>
Amendment to Commission Bylaws for APR Public Testimony Procedures	Recommend Approval

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
FS-S03-35	Fairfax County Department of Information Technology (6199 Old Arrington Lane)	Recommend Approval

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Public Facilities Manual Amendments (Street lights and fire and water regulations) (Wilson) (Deferred from 11/20/03)		J. Leavitt	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2003-PR-008 & PCA-75-7-004-2 (Moved from 9/18/03)	Lincoln Property Company Southwest, Inc.	C. Belgin	P/H to 1/22/04
SEA-01-M-038	Sprint PCS/APC Realty and Equipment Company, LLC	F. Burnszynski	Recommend Approval
AF-2003-MV-001 (Moved from 10/8/03)	Eugene H. Thompson	T. Swagler	P/H Deferred Indefinitely
RZ-2002-PR-038 (Defer from 11/20/03)	Clover Tysons Limited Partnership	C. Belgin	P/H to 12/10/03 (Deferred on 11/20/03)
PCA-81-D-045-4 & SEA-82-D-038-4 (Defer from 11/20/03)	Greensboro Center Ltd. Part.	C. Belgin	P/H to 12/10/03 (Deferred on 11/20/03)

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-MA-019	Campbell & Ferrara Nurseries	T. Swagler	P/H to 1/14/04
PCA-86-P-089-6 & FDPA-86-P-089-3 & PCA-82-P-069-13 & FDPA-82-P-069-14-3 & PCA-86-W-001-10 & FDPA-86-W-001-5-2-2	The Peterson Companies, L.C.	W. Mayland	P/H to 1/15/04
RZ/FDP-2003-MA-030	Jefferson at Edsall Road, L.P.	T. Swagler	P/H to 1/28/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 3, 2003

Posted: 11/19/03
Finalized: 12/4/03

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's **Policy and Procedures Committee** met in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Countywide

PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS) - The proposed amendments are related to the provisions in the Public Facilities Manual dealing with streetlights (Chapter 7 of the PFM) and water and fire regulations (Chapter 9 of the PFM). The proposed amendments would become effective on December 9, 2003, at 12:01 a.m.

ITEMS SCHEDULED FOR PUBLIC HEARING

Mason District

SEA 01-M-038 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, L.L.C. -
Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 01-M-038 previously approved for a telecommunications facility to permit additional antennae and equipment cabinets. Located at 7212 Early St. on approx. 2.47 ac. of land zoned R-3. Tax Map 60-3 ((24)) 9B.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, December 3, 2003

Posted: 12/3/03
Finalized: 12/4/03

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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DECISION: PUBLIC FACILITIES MANUAL AMENDMENTS (STREET LIGHTS) – P/H on 11/20/03

DEFERRALS: RZ 2002-PR-038 - CLOVER TYSONS LIMITED PARTNERSHIP – P/H to 12/10/03
PCA 81-D-045-4 - GREENSBORO CENTER LIMITED PARTNERSHIP " " "
SEA 82-D-038-4 - GREENSBORO CENTER LIMITED PARTNERSHIP " " "
AF 2003-MV-001 - EUGENE H. THOMPSON – P/H to Indefinitely

ADMINISTRATIVE: Amendment to Commission Bylaws - APR Procedures, Public Testimony

FEATURES SHOWN: FS-S03-35 – Fairfax Co. Department of Information Technology, 6199 Old Arrington Lane

PUBLIC HEARINGS:

SEA 01-M-038 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY, L.L.C.

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, December 4, 2003

Posted: 6/13/03
Revised: 12/4/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA-1996-LE-034 & FDPA-82-L-030-8-1	Springfield East, L.C.	P. Braham	P/H to 1/8/04
PCA-94-M-060-2 & FDPA-94-M-060-2	Pulte Homes Corporation	L. Johnson	Recommend Approval Approved
2232-D03-12	City of Falls Church	D. Jillson	Approved
SEA-94-D-002 & 2232-D03-9 (Deferred from 11/20/03)	Fairfax County Redevelopment & Housing Authority	L. Shulenberger	Recommend Approval Approved

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP-2003-MV-023 (Moved from 10/9/03)	Centex Homes	C. Lewis	P/H to 11/19/03
S03-III-UP1 (Dulles Discovery)	Out of Turn Plan Amendment	A. Kriviskey	P/H Deferred Indefinitely
RZ/FDP-2003-DR-031	Winchester Homes, Inc.	C. Belgin	P/H to 1/29/04
PCA-2001-PR-040 & SEA-01-P-034 (Moved from 9/11/03)	1960 Gallows Road, LLC	P. Braham	P/H to 2/19/04
Zoning Ordinance Amendment (Affordable Dwelling Unit pricing amendments) (Alcorn) (Moved from 12/11/03)		D. Pesto	Withdrawn

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, December 4, 2003

Posted: 11/19/03
Finalized: 12/5/03

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None scheduled at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

Dranesville District

2232-D03-12 – CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH - Appl. under provisions of *Va. Code* Sections 15.2-2204 and 15.2-2232, as amended, to expand the existing George Mason High School/Middle School, located at 7124 Leesburg Pke., by constructing a new public middle school building. Tax Maps 40-3 ((1)) 91, 93, 94.

SEA 94-D-002 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING

AUTHORITY - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 94-D-002 previously approved for alternate use of a public facility (child care center, senior center, housing for the elderly, adult day care and assisted living) to permit site modifications and building additions to include an increase in the number of assisted living units. Located at 1609 Great Falls St. on approx. 8.65 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42. (Concurrent with 2232-D03-9.)

2232-D03-9 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit site modifications and building additions to include an increase in the number of assisted living units. Located at 1609 Great Falls St. on approx. 8.65 ac. of land zoned R-3. Tax Map 30-3 ((1)) 42. (Concurrent with SEA 94-D-002.)

Mason District

PCA 94-M-060-2/FDPA 94-M-060-2 - PULTE HOME CORPORATION - Appls. to amend the proffers and final development plan for RZ 94-M-060 previously approved for residential development at an overall density of 3.86 dwelling units per acre (du/ac) to permit construction of a noise attenuation fence. Located W. of the Turkeycock Creek Stream Valley and parallel to I-395 within a portion of the common open space area for the Overlook Foundation, Inc. and Overlook Condominium Association on approx. 29,185 sq. ft. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 72-3 ((33)) (B2) A pt. and a portion of the open space for Overlook Condominium Association.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, December 4, 2003

Posted: 12/4/03
Finalized: 12/4/03

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS: FDPA 1996-LE-034 - SPRINGFIELD EAST, L.C. – P/H to 1/8/04
FDPA 82-L-030-8-1 - SPRINGFIELD EAST, L.C. - “ “

PUBLIC HEARINGS:

2232-D03-12 – CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH

NO SPEAKERS

PCA 94-M-060-2/FDPA 94-M-060-2 - PULTE HOME CORPORATION

1. Terry Adams
5259 Navaho Drive
Alexandria, VA 22312

SEA 94-D-002 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
2232-D03-9 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

1. Frederick Vaznaugh
Vistas of McLean
7225 Vistas Lane
McLean, VA 22101
2. Edward Shahin
1603 Evers Drive
McLean, VA 22101
3. Richard Ragsdale
1557 Evers Drive
McLean, VA 22101

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, December 10, 2003

Posted: 12/10/03
Finalized: 12/11/03

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS ON CONSENT AGENDA

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M03-40	Sprint (5501/5503 Seminary Road)		Approved

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-D03-38	Verizon - VDOT Right-of-Way, Dulles Airport Access Rd.		Approved
FS-Y03-32	Verizon - 15000 Conference Center Drive, Chantilly		Approved
FS-L03-41	Omnipoint (T-Mobile) - Hayfield H.S., 7606 Telegraph Rd.		Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-LE-027 & FDP-2003-LE-027 (P/H on 11/20/03)	Pulte Home Corporation	L. Shulenberger	Recommend Approval Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA-88-C-015 & FDPA-88-C-015	Sheila Harrelle and Preston Harrelle	B. Sherman	Recommend Approval Approved
RZ-2003-PR-038 (CRD)	George Siemering, DVM & Vickie Y. Watson	K. Shields	D/O to 1/14/04
FDPA 2001-BR-028	Zion Neighborhoods, LLC	W. Mayland	Approved
RZ-2002-PR-038 (Deferred from 11/20/03)	Clover Tysons Limited Partnership	C. Belgin	D/O to 1/14/04
PCA-81-D-045-4 & SEA-82-D-038-4 (Deferred from 11/20/03)	Greensboro Center Ltd. Part.	C. Belgin	D/O to 1/14/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-99-S-012 (Moved from 11/12/03)	The Country Club of Fairfax, Inc.	F. Burnszynski	P/H to 1/14/04
RZ-2003-BR-029	Atlantic Coast Homes, Inc.	F. Burnszynski	P/H to 1/28/04
SE-2003-DR-022 (Moved from 11/20/03)	Chesterbrook Residences, Inc.	C. Belgin	P/H to 1/14/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 10, 2003

Posted: 11/26/03
Finalized: 12/11/03

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Planning Commission's **Housing Committee** met in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

Lee District

RZ 2003-LE-027/FDP 2003-LE-027 - PULTE HOME CORPORATION - Appl. to rezone from C-5 and R-1 to PDH-4 to permit residential development at a density of 3.77 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.W. quadrant of the intersection of Beulah St. and Windsor Ave. on approx. 9.01 ac. of land. Comp. Plan Rec: 1-2 du/ac with option for 3-4 du/ac. Tax Map 91-3 ((1)) 2 – 6 and 91-3 ((3)) 30.

ITEMS SCHEDULED FOR PUBLIC HEARING

Braddock District

FDPA 2001-BR-028 - ZION NEIGHBORHOODS L.L.C. - Appl. to amend the final development plan for RZ 2001-BR-028 previously approved for residential development to permit the addition of one lot, the elimination of a stormwater management pond and site modifications. Located in the S.E. quadrant of Zion Dr. and Laura Belle La. on approx. 8.80 ac. of land zoned PDH-3. Tax Map 68-4 ((1)) 48, 49, 50A; 68-4 ((4)) A1, C, D, 1; 77-2 ((26)) 1 – 3.

Providence District

RZ 2003-PR-038 - GEORGE SIEMERING, DVM & VICKIE Y. WATSON - Appl. to rezone from C-3 to C-6 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.26. Located in the N.E. quadrant of the intersection of Arlington Blvd. and Executive Blvd. on approx. 2.64 ac. of land. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 102.

RZ 2002-PR-038 - CLOVER TYSONS LIMITED PARTNERSHIP - Appl. to rezone from C-4, HC and SC to C-4, HC and SC to permit office development with an overall Floor Area Ratio (FAR) of 1.42. Located in the N.W. quadrant of the intersection of Greensboro Dr. and Westpark Dr. on approx. 4.63 ac. of land. Comp. Plan Rec: Office. Tax Map 29-3 ((1)) 63B and 66B pt. (Concurrent with PCA 81-D-045-4 and SEA 82-D-038-4.)

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, December 10, 2003

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Providence District (cont.)

PCA 81-D-045-4 - GREENSBORO CENTER LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ 81-D-045 previously approved for commercial development to permit site modification with an overall Floor Area Ratio (FAR) of 1.33. Located approx. 350 ft. W. of Greensboro Dr. and 600 ft. S. of Spring Hill Rd. on approx. 14,111 sq. ft. of land zoned C-4 and HC. Comp. Plan Rec: Office. Tax Map 29-3 ((1)) 63C pt. (Concurrent with SEA 82-D-038-4 and RZ 2002-PR-038.)

SEA 82-D-038-4 - GREENSBORO CENTER LIMITED PARTNERSHIP - Appl. under Sect. 4-404 of the Zoning Ordinance to amend SE 82-D-038 previously approved for an increase in building height and child care center to permit construction of a connecting trail. Located at 8401 and 8405 Greensboro Dr. on approx. 14,111 sq. ft. of land zoned C-4 and HC. Tax Map 29-3 ((1)) 63C pt. (Concurrent with PCA 81-D-045-4 and RZ 2002-PR-038.)

Sully District

PCA 88-C-015/FDPA 88-C-015 - SHEILA HARRELLE AND PRESTON HARRELLE - Appls. to amend the proffers and final development plan for RZ 88-C-015 previously approved for residential development at a density of 1.98 dwelling units per acre (du/ac) to permit construction of building additions. Located at 3022 Ashburton Manor Dr. on approx. 9,707 sq. ft. of land zoned PDH-2. Comp. Plan Rec: .5-1 du/ac with option for 1-2 du/ac. Tax Map 35-2 ((14)) 42.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, December 10, 2003

Posted: 12/10/03
Finalized: 12/11/03

KEY P/H – Public Hearing D/O – Decision Only

CONSENT AGENDA: FS-M03-40 – Sprint - 5501/5503 Seminary Road

DECISION: RZ 2003-LE-027 - PULTE HOME CORPORATION - P/H held on 11/20/03
FDP 2003-LE-027 - PULTE HOME CORPORATION - " " " "

DEFERRALS: SE 2003-DR-022 – CHESTERBROOK RESIDENCES, INC. – P/H to 1/14/04

FEATURE SHOWN: FS-D03-38 – Verizon – VDOT ROW, Dulles Airport Access Rd.
FS-Y03-32 – Verizon Wireless – 15000 Conference Center Drive, Chantilly
FS-L03-41 – Omnipoint (T-Mobile) – Hayfield H.S., 7606 Telegraph Road

PUBLIC HEARINGS:

FDPA 2001-BR-028 - ZION NEIGHBORHOODS L.L.C.

NO SPEAKERS

PCA 88-C-015/FDPA 88-C-015 - SHEILA HARRELLE AND PRESTON HARRELLE

NO SPEAKERS

RZ 2003-PR-038 - GEORGE SIEMERING, DVM & VICKIE Y. WATSON

- | | |
|--------------------------------------|---|
| 1. Roger Kauffman
Address Unknown | 3. Jim and Mary Parrott
Address Unknown |
| 2. Nancy Gordon
Address Unknown | 4. Sarah Hall, Esquire
Blankenship and Keith |

RZ 2002-PR-038 - CLOVER TYSONS LIMITED PARTNERSHIP
PCA 81-D-045-4 - GREENSBORO CENTER LIMITED PARTNERSHIP
SEA 82-D-038-4 - GREENSBORO CENTER LIMITED PARTNERSHIP

- | | |
|--|---|
| 1. Mike Carmichael
President, Rotunda Condominium Unit
Owners Assn.
8370 Greensboro Drive, #210
McLean, VA 22102 | 3. Shahla Batmanghelidz
8370 Greensboro Drive, #1009
McLean, VA 22102 |
| 2. Frank Boyle
8370 Greensboro Drive, #1011
McLean, VA 22102 | |

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, December 11, 2003

Posted: 8/18/03
Revised: 11/26/03

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items previously scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, contact the Department of Planning and Zoning staff at 703-324-1290.

**DUE TO NUMEROUS CASE DEFERRALS,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR DECEMBER 11, 2003,
HAS BEEN CANCELLED.**

**All items previously scheduled for public hearing
by the Planning Commission on December 11, 2003,
have been rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2003-PR-026 & PCA-76-P-118 (Moved from 11/6/03)	Elm Street Development	C. Belgin	P/H to 2/5/04
Zoning Ordinance Amendments (Affordable Dwelling Unit editorial amendments) (Alcorn)		D. Pesto	P/H Deferred Indefinitely
RZ-2003-MV-034	National Capital Land & Development, Inc.	M.A. Godfrey	P/H to 2/5/04
Zoning Ordinance Amendments (Affordable Dwelling Unit pricing amendments) (Alcorn)		D. Pesto	P/H to 12/04/03
RZ-2003-PR-013 (Moved from 7/24/03)	JCE, Inc.	C. Belgin	P/H to 2/5/04